

**WILLIAMSBURG**  
**ARCHITECTURAL REVIEW BOARD MINUTES**  
**Tuesday, August 22, 2006**

**CALL TO ORDER AND ATTENDANCE**

Chairman Spence called the meeting to order and welcomed new Board member David Wolfe Kent. Present in addition to Mr. Spence and Mr. Kent were Board members Messrs. Edwards, Hertzler, Lane, Quarles, and Klee. Staff members present were Deputy Planning Director Murphy, Zoning Administrator Rhodes and Secretary Scott.

**Consent Agenda**

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

**ARB #06-020    King & Queen Apartments/732 Scotland Street - Fence**

**ARB #06-078    CWF/Great Hopes Plantation/100 Visitor Center Drive – New Building (corn crib)**

**SIGN #06-047    American Health Evaluation Center/332 North Boundary Street – Free-Standing Sign**

**SIGN #06-048    Bluegreen Resorts/255 York Street – Monument Sign**

There being no questions or comments from the Board or the audience about the Consent Agenda cases, Mr. Spence moved that they be approved with staff recommendations. The motion was seconded by Mr. Hertzler and carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Edwards, Spence, Hertzler, Lane, Quarles, Kent, Klee
Nay:	None
Abstain:	Spence, Edwards and Klee (from ARB #06-078)
Absent:	None

**ARCHITECTURAL PRESERVATION DISTRICT**

**ARB #06-079 Campbell/5 Grove Avenue – Exterior Change (wood to vinyl siding) – Approved with Conditions**

Paul Porter, Bright Side Cleaning and Maintenance, LLC was present representing the owner, John Campbell. He said the owner wishes to make this improvement in order to have a maintenance-free exterior, add to the curb appeal and improve the overall appearance of the property. Charleston Beaded Collection, ALCOA siding, white 6½ inch Traditional Beaded Smooth will be used and will match the existing vinyl on the house.

The Board consulted the *Design Review Guidelines* for this district, AP-3, which states vinyl siding is permitted as replacement siding on a case-by-case basis. The *Guidelines* state that the vinyl minimum thickness of 0.042 inches is required for impact resistance and durability. Board members discussed with the representative:

- Treatment of wood rot. Mr. Porter will install ½ inch paint board after removing the rotten wood. This will supply a smooth surface upon which the siding will be applied. He added that 99% of the wood siding appears to be in good condition.
- If paint board does not breathe, the rotting of wood would be accelerated.
- The relationship of the siding to the trim needs to be maintained.
- Wood is preferred material.

Mrs. Murphy noted that since the new *Guidelines* were adopted, in March 2006, she does not recall any vinyl replacement requested in this neighborhood. The last one she does remember is the Hornsby house on Tanyard Street in 2002 or 2003. She distributed a survey of siding materials on the houses in that area. The Board noted the variety of materials as well as the numerous synthetic siding materials used.

Mr. Klee moved that the request to install vinyl siding over the exiting wood siding be approved with the condition that Mr. Porter bring the specification of the thickness of the siding to staff for approval.

Mr. Lane seconded the motion which carried by roll call vote of 5-2.

Recorded vote on the motion:

Aye:	Edwards, Spence, Lane, Kent, Klee
Nay:	Quarles, Hertzler
Absent:	None

**ARB #06-080 Gerdelman/710 College Terrace – Exterior Change (front door, shutters and light fixtures) – Approved with Conditions**

Owner John Gerdelman stated that he and his wife are planning to upgrade the residence with new a front door, light fixtures and shutters for the front three windows.

After discussion with the Board members regarding the proposed fiberglass backed, wood textured shutters, Mr. Gerdelman agreed to use wooden shutters that appear to be operable.

Mr. Quarles moved that the changes be approved with the condition that the shutters are wooden and appear operable.

Mr. Edwards seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Edwards, Spence, Lane, Kent, Klee, Quarles, Hertzler
Nay:	None
Absent:	None

**ARB #06-081     Anderson & Cumber/627 Powell Street – Addition to single-family dwelling – Approved with Conditions**

Bob Ripley, Brantley & Ripley Construction, was present representing the owners with their request for an addition and patio on the rear of the existing dwelling. Proposed is removal of the vinyl siding on the existing dwelling and restoration of the original wood siding. The new addition will match existing materials to include wood siding, shingles, cornices, brick foundation and Marvin true-divided light, wooden, double-hung windows. He added that they don't know what is under the vinyl siding, but think it may be old cedar siding.

Mr. Hertzler suggested better articulation of the roof line and Mr. Ripley explained the foundation is very fragile, the concrete blocks are about 70 years old, and he believes they need to keep a uniform load on it.

Chairman Spence opened the public hearing.

**Sally Greenbaum**, 203 Burns Lane, said she is concerned about the appearance of the addition; she wants to be sure the neighborhood remains as it has always been. Mr. Spence responded that review of the use of buildings is not in the purview of this Board.

Mrs. Murphy said it's her understanding that the applicants plan to renovate and live in this house, however, by right they could rent to three unrelated individuals or to a family of several members. Mrs. Murphy added that if they propose to demolish the garage on the rear of the property they will need to return to the Board.

Mr. Ripley said he doesn't know what the owner's plans are, but he doubts they would spend \$75,000 for a kitchen and addition only to rent it out.

**Gladys Victor**, 704 Powell Street, stated that her concern is that Mr. Cumber has purchased two houses at the same time and the rumor is that one will be a rental.

**Louise Andrews**, 330 Burns Lane, said her concern is the massing of the addition. The shed roof is overpowering; it looks too much like an apartment house. She added that she is a retired architect and this is not setting a good historic precedent and not in character with the neighborhood.

Unidentified Lady reminded the Board that the house is on the corner and the main part will be seen from Burns Lane.

Mr. Klee said this is clearly not the least expensive option, shows a thoughtful commitment to the neighborhood and meets the tightest standards.

Mr. Edwards noted staff comments suggest the windows on the left side elevation be located at least two feet from the corner of the existing house.

Mr. Lane moved that the application be approved as submitted with the condition that the windows on the left side elevation be located at least two feet from the corner of the existing house and that a sample of the replacement wood siding is brought in for staff review.

Mr. Klee seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Edwards, Spence, Lane, Kent, Klee, Quarles, Hertzler
Nay:	None
Absent:	None

**ARB #06-083    Boundary Association, Inc/230 North Boundary Street – Parking Modifications – Recommended Special Exception and Landscape Waiver be granted**

Elizabeth White, Kaufman & Canoles, representing the applicant; Christopher Del Negro, Boundary Association; and Rob Page, 238 N. Boundary Street, who helps with the Association's landscaping, were present. Mrs. White offered a recap of her letter dated August 15, 2006 addressed to the Architectural Review Board in which the specifics of the requested parking modifications were stated. She noted that the proposed improvements wouldn't adversely affect adjacent property owners, there would be minimal change in the aesthetics of the development and the troublesome tandem parking would be alleviated.

Discussion included:

- The proposal is driven by complaints by one of the residents about the tandem parking.
- Plenty of merit – it will not adversely affect neighboring properties nor will it harm the historic appearance or character of the neighborhood.
- Staff asked residents to park their cars in spaces 11-18 in order to confirm that the reduced space will be adequate.

- The landscaping will remain as is except for the change for the one parking space adjacent to Scotland Street.

Mr. Hertzler moved that a recommendation for approval of a special exception for the following parking modifications be sent to the Board of Zoning Appeals:

1. Reduce the parking size for spaces (11 thru 18) from 9'x18' to 8'x15',
2. Reduce the parking size for parallel spaces (1 thru 4) from 8'x22' to 7'x22' and
3. Reduce the aisle width from 12' to 10' for one-way traffic flow in the development.

Mr. Hertzler also moved that a recommendation be sent to the Planning Commission for approval of a waiver to the site plan requirement with respect to:

1. A reduction of a small area of the ten foot landscape requirement for a portion of the driveway aisle expansion along the southern property line between spaces 1 thru 10.
2. The reduction of the 15' landscape requirement for a portion of one parking space (space 18) adjacent to Scotland Street.

Mr. Kent seconded the motion which carried by roll call vote of 6-0-1.

Recorded vote on the motion:

Aye:	Edwards, Spence, Lane, Kent, Klee, Hertzler
Nay:	None
Abstain:	Quarles
Absent:	None

#### **CORRIDOR PROTECTION DISTRICT**

#### **ARB #06-082 Richardson/252 Patriot Lane – New Office Building – Approved with Conditions**

Paul White was present representing the owner, Phil Richardson. The proposal is for a new two-story office building behind the Holiday Inn on Patriot Lane.

Discussion included:

- Mr. White agreed to have PVC shutters rather than the proposed vinyl.
- The proposed right elevation has no windows because it's on the property line and a fire wall is required by building code. However, after discussion it was clarified that the property line is on the other side of the buffer and windows can be installed. Mr. White said they will be similar to those on the front elevation. He added that the gable will be removed since no fire wall is needed.

Mr. Spence moved that the request be approved with the following conditions:

- That windows similar to those on the front elevation will be installed on the right elevation,
- The gable will be removed; and
- The mechanical enclosure will be wood rather than the proposed vinyl.

Mr. Hertzler asked that just in case the building code does require a fire wall on the right elevation, could the submitted plans be used or would the applicant need to return to the Board.

Mr. Spence amended his motion to include the provision that if the fire wall is necessary the applicant can go ahead with the plan for the right elevation as submitted.

Mr. Edwards seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Edwards, Spence, Lane, Kent, Klee, Hertzler, Quarles
Nay:	None
Absent:	None

#### **SIGNS**

Approved under consent agenda.

#### **OTHER**

##### **Minutes for August 8, 2006**

The minutes for the August 8, 2006 meeting were approved as submitted viva voce.

There being no further business the meeting adjourned at 8:15 p.m.

Dee Scott  
Secretary